

# PLANNING COMMISSION MINUTES

February 10, 2010

## CALL TO ORDER:

Chairman Scott Winter called the meeting to order at 6:30 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

## ROLL CALL:

Present were Chairman Scott Winter; Planning Commissioners Melissa Bobadilla, Eric Johansen, Dan Maks, and Ric Stephens. Planning Commissioner Kim Overhage was excused.

Senior Planner John Osterberg, Associate Planner Anjanette Simon, Senior Transportation Planner Margaret Middleton, Senior Transportation Planner Don Gustafson, Community Development Director Don Mazziotti, and Recording Secretary Sheila Martin represented staff.

The meeting was called to order by Chairman Winter, who presented the format for the meeting.

## VISITORS:

Chairman Winter asked if there were any visitors in the audience wishing to address the Commission on any non-agenda issue or item. There were none.

## STAFF COMMUNICATION:

Staff indicated that there were no communications at this time.

## OLD BUSINESS:

Chairman Winter opened the Public Hearing and read the format for Public Hearings. There were no disqualifications of the Planning

Commission members. No one in the audience challenged the right of any Commissioner to hear any of the agenda items, to participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda. There was no response.

Chairman Winter briefly described the proposal and hearing process.

### **CONTINUANCES:**

#### **I. ZMA 2009-0002 -- 11850 SW ALLEN BOULEVARD ZONING MAP AMENDMENT.**

*(Continued from December 9, 2009)*

This is a City initiated proposal to amend the City's Zoning Map to apply appropriate designations to a parcel with split zoning. The subject parcel is currently zoned Urban Medium Density (R-2) and Urban High Density (R-1) respectively and the proposal is to amend the zoning for consistency to R-1 for the entire site. Currently, this site is developed with an assisted-living facility on site. No new development is proposed as a part of this application.

Chairman Winter briefly described the applicable approval criteria and hearing procedure for this proposal.

Associate Planner Anjanette Simon presented the Staff Report and described the proposed application. Concluding, she recommended approval of the proposal and offered to respond to questions.

### **PUBLIC TESTIMONY**

No member of the public testified with regard to this proposal.

The public portion of the Public Hearing was closed.

Commissioners Bobadilla, Stephens, Johansen, and Maks, and Chairman Winter indicated that the application meets the applicable approval criteria and supported a motion for approval.

Commissioner Stephens **MOVED** and Commissioner Bobadilla **SECONDED** a motion to **APPROVE** ZMA 2009-0002 – 11850 SW Allen Boulevard Zoning Map Amendment based on the facts and findings in the Staff Report dated February 3, 2010. Motion **CARRIED** 5:0.

1           **AYES:**       Stephens, Bobadilla, Johansen, Maks and Winter.  
2           **NAYS:**       None.  
3           **ABSTAIN:** None.  
4           **ABSENT:** Overhage  
5

6           **II. 13700 NW SCIENCE PARK DRIVE: COMPREHENSIVE PLAN**  
7           **LAND USE AND ZONING MAP AMENDMENTS.**

8           **A. CPA 2009-0005 – COMPREHENSIVE PLAN LAND USE**  
9           **AMENDMENT.**

10          **B. ZMA 2009-0003 – ZONING MAP AMENDMENT.**

11          *(Continued from December 9, 2009)*

12          This is a City initiated proposal to amend the City's Comprehensive  
13          Plan Land Use Map and City's Zoning Map to apply appropriate  
14          designations to a parcel with split zoning. The subject parcel is  
15          currently designated under the Comprehensive Plan as both  
16          Employment (Emp) and Corridor (Cor) and the designated zones  
17          under the Development Code are currently Light Industrial (LI)  
18          and Community Service respectively. The proposal is to amend  
19          both land use and zoning designations to Corridor and General  
20          Commercial for consistency and conformity on the entire site. No  
21          new development is proposed as a part of this application. The  
22          subject property is located at the intersection of NW Science Park  
23          Drive and NW Murray Avenue.  
24

25          Chairman Winter briefly described the applicable approval criteria and  
26          hearing procedure for this proposal.  
27

28          Ms. Simon presented the Staff Report on the proposed applications.  
29          She discussed the distributed written correspondence from Glenn  
30          Amster, representing *Lane Powell* on behalf of their client, *Home Depot*  
31          *U.S.A.* (Exhibit 4) which expressed strong support for the  
32          Comprehensive Plan Land Use and Zoning Map Amendments.  
33          Concluding, she recommended approval of both applications and  
34          offered to respond to questions.  
35

36          **PUBLIC TESTIMONY**

37  
38          No member of the public testified with regard to this proposal.  
39

40          The public portion of the Public Hearing was closed.  
41

42          Commissioner's Bobadilla, Stephens, Johansen, and Maks, and  
43          Chairman Winter indicated that the applications meet the applicable  
44          approval criteria and supported a motion for approval.

Commissioner Stephens **MOVED** and Commissioner Maks **SECONDED** a motion to **APPROVE** CPA 2009-0005 – 13700 NW Science Park Drive: Comprehensive Plan Land Use and Zoning Map Amendments based on the facts and findings in the Staff Report dated February 3, 2010.

Motion **CARRIED** 5:0.

**AYES:** Stephens, Maks, Bobadilla, Johansen and Winter.

**NAYS:** None.

**ABSTAIN:** None.

**ABSENT:** Overhage

Commissioner Stephens **MOVED** and Commissioner Maks **SECONDED** a motion to **APPROVE** ZMA 2009-0003 – 13700 NW Science Park Drive: Comprehensive Plan Land Use and Zoning Map Amendments based on the facts and findings in the Staff Report dated February 3, 2010.

Motion **CARRIED** 5:0.

**AYES:** Stephens, Maks, Bobadilla, Johansen and Winter.

**NAYS:** None.

**ABSTAIN:** None.

**ABSENT:** Overhage

Community Development Director Don Mazziotti mentioned that staff needs a few moments to set up equipment for the presentation for the Public Hearing for the Transportation Plan.

### **APPROVAL OF MINUTES**

Minutes of the meeting of September 30, 2009, submitted. Commissioner Stephens **MOVED** and Commissioner Maks **SECONDED** a motion that the minutes be approved as distributed.

Motion **CARRIED**, unanimously, with the exception of Commissioners Bobadilla and Overhage, who abstained from voting on this issue.

Minutes of the meeting of October 14, 2009, submitted. Commissioner Stephens **MOVED** and Commissioner Maks **SECONDED** a motion that the minutes be approved as distributed.

1 Motion **CARRIED**, unanimously, with the exception of Commissioner  
2 Overhage, who abstained from voting on this issue.

3  
4 **III. CPA 2009-0014 -- 2035 TRANSPORTATION SYSTEM PLAN**  
5 **COMPREHENSIVE PLAN AMENDMENT.**

6 This proposal is to amend the Comprehensive Plan to Update  
7 the Transportation System Plan to forecast year 2035. The plan  
8 update began in 2008 and has included three public hearing and  
9 four open houses to date. The next step is to hear public testimony  
10 at the Planning Commission.

11  
12 Chairman Winter briefly described the applicable approval criteria and  
13 hearing procedure for this proposal.

14  
15 Senior Transportation Planner Margaret Middleton introduced Chris  
16 Maciejewski and Garth Appanaitis with *DKS Associates*, and explained  
17 that they are here to continue the hearing from December 9, 2009. She  
18 discussed the Staff Report and the requested re-evaluation of the 125<sup>th</sup>  
19 Extension, observing that this project had been added to the high  
20 priority list per Council and Commission study session comments and  
21 DKS's analysis that supported the change. She stated that the  
22 extension of SW Nimbus Avenue to Denney Road was removed from  
23 the high priority list due to an updated cost estimate provided through  
24 the Highway 217 study that increased the cost significantly enough for  
25 the project to fall from the high priority list. She also noted, that the  
26 priority of Rose Biggi Avenue Extension from Crescent to Hall  
27 Boulevard had been changed to the 2016 – 2020 time frame and may  
28 be moved up again as staff is requesting that Metro funding be moved  
29 up if possible.

30  
31 Ms. Middleton pointed out that at the time the Staff Report was  
32 prepared, staff had received approximately 40 letters expressing strong  
33 opposition to the extension of 125<sup>th</sup> Avenue, adding that more letters of  
34 opposition have been received since that time, as well as many in  
35 support of this project. She mentioned that there have also been  
36 letters with regard to the Green Lane alignment, adding that various  
37 design options have been considered; however, the alignment remains  
38 as is on the Comprehensive Plan.

39  
40 Ms. Middleton discussed the process for updating the Transportation  
41 Plan, noting that following this evening's Public Hearing and  
42 testimony, the hearing is recommended to be continued until May 26,  
43 2010. She stated that the Transportation Plan including comments,

1 will be forwarded to the City Council for its second Study Session on  
2 April 19, 2010.

3  
4 **CHRIS MACIEJEWSKI**, representing *DKS Associates*, provided  
5 background information with regard to this proposal, discussed the  
6 reassessment of the proposed extension of 125<sup>th</sup> Avenue, and offered to  
7 respond to questions.

8  
9 **PUBLIC TESTIMONY**

10  
11 **WALTER FRIESEN** explained that he is very interested in the  
12 numbers with regard to the proposed extension of 125<sup>th</sup> Avenue and  
13 strongly supports this project.

14  
15 **CINDY KIMBLE** noted that her main concern with regard to the 100  
16 plus homes located along this greenway, is that the residents are very  
17 concerned about the environment and ecosystem and would like to  
18 create a park in this area at some point. Observing that she had been  
19 advised that this would be an arterial road, she explained that her  
20 neighborhood is already surrounded by these major roads.  
21 Emphasizing that livability and the community are very important,  
22 she expressed her opinion that the increase to the traffic in this  
23 neighborhood would be overwhelming and would create safety issues  
24 as well.

25  
26 **TIM KIMBLE** expressed his opposition to the proposed extension of  
27 125<sup>th</sup> Avenue, adding that he does not believe that this project should  
28 be prioritized. He pointed out that this would divert the traffic from  
29 Scholls Ferry Road, a major road leading to Highway 217, which is the  
30 destination of many of these vehicles, down 125<sup>th</sup> Avenue. He  
31 suggested that Scholls Ferry Road could be widened to accommodate  
32 additional traffic rather than creating additional problems.

33  
34 **RYAN GOUTHRO** expressed strong opposition to the extension of  
35 125<sup>th</sup> Avenue and explained that this would create issues with his  
36 property.

37  
38 Observing that he has lived in Beaverton most of his life and that he  
39 has seen a lot of changes over the years, **BROOK KIRKLIN**  
40 emphasized that he does oppose the proposed extension of 125<sup>th</sup>  
41 Avenue, adding that it is ridiculous to divert traffic from a major street  
42 through a neighborhood. He expressed concern with the livability of  
43 the neighborhood and the safety of the residents and pointed out that  
44 he would like to know the source of this funding. He mentioned that it

1 might be a good idea to utilize this money to maintain and improve  
2 existing roads and keep the traffic where it belongs.

3  
4 Observing that this entire proposal is pretty extensive, **ROGER**  
5 **TAYLOR** explained that he opposes the proposed extension of 125<sup>th</sup>  
6 Avenue. He described his concerns with this proposal and the effects  
7 upon this neighborhood and pointed out that this would also lose some  
8 valuable green space.

9  
10 **JEFF EVERETT** expressed his opposition to the proposed extension  
11 of 125<sup>th</sup> Avenue, adding that he agrees with Mr. Kirklin with regard to  
12 spending money that would be better spent elsewhere.

13  
14 Expressing her opposition to the proposed extension of 125<sup>th</sup> Avenue,  
15 **ERIKA GOUTHRO** explained that she is concerned about the trees,  
16 ecosystem, traffic, and the livability of her neighborhood.

17  
18 **NICK WILSON** discussed his concerns with the proposed extension of  
19 125<sup>th</sup> Avenue, adding that he is worried about traffic, safety, and  
20 property values. He mentioned that it is foolish to spend this much  
21 money on a road that will create more problems than benefits.

22  
23 **BRIAN NORDLUND** explained that he is an Engineer and likely  
24 views things from a different perspective than most people and pointed  
25 out that that the goal of any engineering firm, such as *DKS Associates*,  
26 is to look at the facts, make some basic assumptions, and come up with  
27 recommendations. He pointed out that the overall benefit of the  
28 proposed extension of 125<sup>th</sup> Avenue is not proportional to the high cost,  
29 at least compared with the other potential projects within this limited  
30 budget. He expressed concern with replacing the previously-  
31 recommended Nimbus project in favor of this project as a priority  
32 results in a reduction in the efficiency of the intersection of Hall and  
33 Scholls Ferry and provides little or no improvement on any of the other  
34 studied routes. Observing that he feels that it is necessary to mention  
35 the cut-through traffic on Sorrento, he noted that the actual reduction  
36 of traffic on this street would not be nearly the impact expected.

37  
38 **LINDA RICE** explained that while she does not live in the area being  
39 discussed, she does object to the policy changing. She pointed out that  
40 everybody knew what was planned for 125<sup>th</sup> Avenue, adding that while  
41 she understands why they would like to retain the greenway, she  
42 believes that this project should be done as originally planned without  
43 any changes. She mentioned that she also objects to spending limited

1 transportation funds on a road that is not really necessary when other  
2 options are available and the money could be spent more wisely.

3  
4 **ROY HILL** explained that his property directly backs up to the green  
5 space, adding that he would like to commend *DKS Associates* for their  
6 efforts. He mentioned that he is concerned with making poor choices  
7 with taxpayer money and pointed out that he does not believe there is  
8 any benefit in this decision. Observing that one of the main goals of  
9 local government is to maintain and enhance the lifestyle of the  
10 neighborhoods, he explained that it is not always possible.

11  
12 **LINDA BROWNING** mentioned that she lives off of Green Lane and  
13 that her family had purchased her townhome in November 2009 with  
14 the idea that they would be living next to an attractive open space.  
15 She pointed out that as a taxpayer, she would like to know where this  
16 funding is coming from and why this is suddenly a priority after 30  
17 years. Emphasizing that this would destroy valuable green space and  
18 violates stated planning policy (keeping arterial roads at least a mile  
19 apart), she noted that the maintenance of existing roads is a priority.

20  
21 **JIM PERSEY** discussed traffic patterns and priorities, emphasizing  
22 that it is not necessarily true that the entire Greenway community  
23 wants the extension of 125<sup>th</sup> Avenue. He expressed his opinion that  
24 this project needs to be built as originally planned, adding that the  
25 committee had considered connectivity issues at that time.

26  
27 Observing that her husband is an Engineer, **NANCY FORMAN**  
28 mentioned that she would be happy if this proposed extension is not  
29 built. She explained that she would like the Commission to consider  
30 removing Green Lane from consideration for this extension, adding  
31 that she is very concerned with wavering from the original plan  
32 because many people had made important decisions based upon this  
33 plan. Emphasizing that people have continued to keep faith with the  
34 City of Beaverton, she noted that the City Council was recently  
35 reminded that they had voted not to put any more public dollars into  
36 the evaluation of Green Lane as a viable option. Pointing out that she  
37 values the wildlife in that area, she reiterated that she and all of the  
38 residents of this neighborhood have been aware of these plans all  
39 along. Concluding, she emphasized that the City owes it to these  
40 individuals to make a final decision and stick by it.

41  
42 Commissioner Maks commented that while it is obvious that Ms.  
43 Forman has diligently followed this issue for 30 years and must



1 continue to do so, the original design was for five lanes, completely  
2 elevated, with no noise walls.

3  
4 Commissioner Stephens expressed his appreciation of the testimony of  
5 Ms. Forman and other members of the public.

6  
7 **MICHELLE HART** explained that she is concerned with Goal No. 5:  
8 To assure that we have a safe and health community. She pointed out  
9 that 125<sup>th</sup> Avenue leads directly to Southridge High School and  
10 Conestoga Recreation Center and is within a half block of Conestoga  
11 Middle School and Greenway Elementary School. She expressed her  
12 opinion that a good use of this space would be for bicycle lanes and  
13 parks that would help get all of these students to these various schools  
14 and the recreation center and that an added benefit would be improved  
15 health.

16  
17 **PATRICK HART** explained that because his property backs up to  
18 that green space he obviously does not want a road located there. He  
19 pointed out that promises were made 37 years ago when the City had  
20 different needs and priorities, and that since that time, a great deal of  
21 development has occurred. He discussed the traffic situation in the  
22 area, emphasizing the importance of considering the affect upon the  
23 majority of the citizens of Beaverton rather than just those who live in  
24 a certain area.

25  
26 **ERIC HOFFMAN** mentioned that he lives next to Greenway  
27 Boulevard and discussed the proposed 125<sup>th</sup> Street Project and how it  
28 affects him. He described the increasing traffic issues in his  
29 neighborhood and his concerns with several specific intersections and  
30 streets. He made several suggestions for the completion of 125<sup>th</sup> Street  
31 as a priority that could benefit the neighborhood and the City of  
32 Beaverton.

33  
34 Representing the *Kingdom Hall of Jehovah's Witnesses* which is  
35 located at 7650 SW Hall Boulevard, **PAUL SIMMONS** pointed out  
36 that there is a great deal of concern with regard to safety issues on  
37 their corner. Emphasizing that the bottleneck is caused by Highway  
38 217, he suggested that it might be more cost effective for the City of  
39 Beaverton to partner with Oregon Department of Transportation  
40 (ODOT) to make necessary improvements to Highway 217.

41  
42 **LAURA ENG** was no longer available to testify.  
43

1 **JANICE CLARK** explained that she lives in Washington County but  
2 works in the area of the proposed 125<sup>th</sup> Avenue Project regularly. She  
3 pointed out that she has noticed that the traffic in this area has  
4 increased a great deal, adding that she has concerns with regard to  
5 safety issues, particularly because of the elementary schools located  
6 there. Observing that she understands why the residents would like to  
7 retain that green space, she mentioned that it might actually benefit  
8 everyone if that road is completed.

9  
10 **JONATHAN SCHLUETER** mentioned that he lives in the Hiteon  
11 Neighborhood and is familiar with the traffic issues in the area of 125<sup>th</sup>  
12 Avenue and the problems on Highway 217. He pointed out that for 20  
13 years there has been a promise to improve these conditions and that  
14 this promise has yet to be kept. Emphasizing that this involves a  
15 public right-of-way, he explained that it is necessary to address the  
16 transportation needs and livability of this community.

17  
18 7:55 p.m. through 8:00 p.m. - recess  
19

20 Observing that Ms. Middleton had mentioned several letters that had  
21 been received in favor of and opposed to the 125<sup>th</sup> Extension, Mr.  
22 Kimble, pointed out that he would like further information with regard  
23 to the number of letters in support and those opposed. He noted that  
24 she had also stated that the costs would decrease if there were any  
25 changes, adding that he would like more information on this issue as  
26 well.

27  
28 Ms. Middleton explained that because she has recently received  
29 additional letters she does not have a final count with regard to those  
30 in favor of and those opposed to the 125<sup>th</sup> Extension at this time.

31  
32 The public portion of the Public Hearing was closed.

33  
34 Commissioner Stephens **MOVED** and Commissioner Bobadilla  
35 **SECONDED** a motion to **CONTINUE** CPA 2009-0014 – 2035  
36 Transportation System Plan Comprehensive Plan Amendment to a  
37 date certain of May 26, 2010.

38  
39 **MISCELLANEOUS BUSINESS:**  
40

41 The meeting adjourned at 8:03 p.m.